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COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT

SUBDIVISION REVIEW BOARD

MEETING DATE November 2, 2015	CONTACT/PHONE Brian Pedrotti (805)788-2788 <a href="mailto:bpedrotti@co.slo.ca.us">bpedrotti@co.slo.ca.us</a>	APPLICANT Kendall Road LLC	FILE NO. SUB2015-00002 & DRC2014-00124
SUBJECT Hearing to consider a request by <b>KENDALL ROAD LLC</b> for 1) a Tentative Parcel Map (CO15-0033) to subdivide one 2.29 acre parcel into two parcels of 0.96 acre and 1.32 acres; and 2) a Minor Use Permit to develop a commercial building with 2,000 square feet of office and 12,830 square feet of warehouse. The project will result in the disturbance of the entire 2.29 acre site. The proposed project is located at 1140 Kendall Road, south of the City of San Luis Obispo. The site is in the San Luis Obispo Sub-Area of the San Luis Obispo Planning area.			
RECOMMENDED ACTION 1. Consider and find Vesting Tentative Parcel Map CO 15-0053 consistent with the Mitigated Negative Declaration that was previously adopted on August 14, 2003 for Tract 2368. 2. Approve Vesting Tentative Parcel Map CO 15-0053 based on the findings listed in Exhibit A and the conditions listed in Exhibit B. 3. Approve Minor Use Permit DRC2014-00124 based on the findings listed in Exhibit C and the conditions listed in Exhibit D.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator found that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA because: 1) no substantial changes are proposed in the project which would require major revision of the previous Negative Declaration, 2) no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and 3) no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted.			
LAND USE CATEGORY Commercial Service	COMBINING DESIGNATION Airport Review Area	ASSESSOR PARCEL NUMBER 076-512-010	SUPERVISOR DISTRICT(S) 3
PLANNING AREA STANDARDS: 22.98.060 – Areawide Standards, 22.96.060 – San Luis Obispo Urban Area Standards			
LAND USE ORDINANCE STANDARDS: Subdivision design standards for the Commercial Service land use category			
EXISTING USES: Undeveloped			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Commercial Service / Offices, contractor storage yard <i>East:</i> Commercial Service / approved office use <i>South:</i> Commercial Service / Offices, warehouses, commercial service businesses <i>West:</i> Commercial Service / Undeveloped			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, County Parks, Cal Fire, Airport Manager,, City of San Luis Obispo, Bicycle Advisory Committee, Air Pollution Control District, Heal SLO, Rideshare	
TOPOGRAPHY: Nearly level	VEGETATION: Grasses, ornamentals
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Cal Fire	ACCEPTANCE DATE: September 10, 2015

## BACKGROUND

Tract 2368, a 26-lot commercial service planned unit development subdivision, was approved by the Planning Commission in August 2003 and recorded in 2006. The subdivision included 23 developable lots and three parcels to be used for drainage basins, water facilities/storage and infrastructure.

Currently, there is approved development on eleven of the parcels and proposed development on two additional lots in the tract – including the current parcel Lot 10 (see table below):

Lot #	Project	Land Use Permit	Building Permit	Finalized
<b>5</b>	12,007 sq.ft. commercial office	DRC2013-00082	PMT2013-2709	Yes
<b>6</b>	13,076 sq.ft. commercial shell bldg.	DRC2012-00059	PMT2012-02202 and 02203	Yes
<b>7</b>	9,479 sq.ft. office	DRC2008-00036	PMT2008-01708	Yes
<b>10</b>	2,000 sq. ft. office, 12,830 sq. ft. warehouse	DRC2014-00124 (current proposal)	Not submitted yet	No
<b>11</b>	19,664 sq.ft. warehouse building	DRC2015-00013	Not submitted yet	No
<b>12</b>	10,800 sq.ft. office	DRC2012-00087	PMT2013-00335	Yes
<b>14</b> (APN - 029)	6,366 sq.ft. equipment rental building	DRC2013-00033	PMT2013-02539	Yes
<b>15</b>	25,067 sq.ft. commercial manufacturing bldg.	DRC2013-00004	PMT2013-03198 - issued	No
<b>16</b>	9,998 sq.ft wholesale commercial bldg. 3,000 sq.ft. office	DRC2012-00034 and DRC2013-00024	1) PMT2012-01976 and 2) PMT2013-00881	Yes
<b>17</b>	26,000 sq.ft. manufacturing bldg.	DRC 2012-00014	PMT2012-01094	Yes
<b>19</b>	26,378 sq.ft. office	DRC2011-00101	PMT2012-00588	Yes

Proposed Parcel 1	1.32 acre/2.29 acres (existing parcel size) x 0.75 afy = 0.43 afy Regular year allocation = 0.57 afy
Proposed Parcel 2	0.96 acre/2.29 (existing parcel size) x 0.75 afy = 0.32 afy Regular year allocation = 0.42 afy

## PROJECT ANALYSIS

### Ordinance Compliance -- Tentative Parcel Map

#### *Minimum Parcel Size*

Section 22.22.090 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Commercial and Office land use categories. The standards are based on the type of water supply and sewage disposal. Minimum parcel size is based on the largest parcel size as calculated by tests. The proposed parcels meet all requirements for 6,000 square foot parcels as follows:

TEST	STANDARD	MINIMUM PARCEL SIZE
Water Supply and Sewage Disposal	Community Water Community sewer	6,000 square feet

#### *Quimby Fees*

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation. Because the project is a subdivision of less than five parcels that are not to be used for residential purposes, and a building permit cannot be requested for construction of a residential structure or structures on either parcel of this parcel map, staff has determined that quimby fees do not apply for this project.

#### *Inclusionary Housing Fees*

Title 29, the Affordable Housing Fund, establishes an in-lieu fee to create a fund that would help to meet, in part, the housing needs of the County's very low, low, moderate income and workforce households. Section 22.12.080 of Title 22, the Land Use Ordinance, describes the options the applicant may choose to satisfy the requirement.

Proposed Parcel 1 will be developed with 2,000 square feet of office and 12,830 square feet of warehouse pending approval of the Minor Use Permit. Fees will be applicable to each parcel depending on the size and type of development proposed.

#### *Design Standards*

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

Ordinance Compliance – Minor Use Permit

<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Minimum Site Area	No minimum site area required	2.29 acres currently 1.32 acres once parcel map is recorded
Setbacks	<ul style="list-style-type: none"> <li>• 25 foot front</li> <li>• 0 foot side</li> <li>• 0 foot rear</li> </ul>	<ul style="list-style-type: none"> <li>• 63 feet</li> <li>• 24 feet (west)</li> <li>• 39 feet (east)</li> <li>• 65 feet</li> </ul>
Height	<ul style="list-style-type: none"> <li>• 35 feet (per tract map and LUO)</li> </ul>	34', 2" feet
Parking	11 spaces (1/400 sq.ft. of office, 1/2,000 sq.ft. of warehouse for the first 10,000 sq.ft, 1/5,000 sq.ft. of warehouse after the first 10,000 sq.ft.) Total Required _____	38 spaces total
Signs	100 square feet maximum	Less than 100 square feet

## Landscaping

These standards are superseded by more stringent requirements set forth in the San Luis Obispo planning area standards and conditions of approval from the previous Conditional Use Permit.

## Fencing and Screening

These standards are superseded by more stringent planning area standards and conditions of approval from the previous Conditional Use Permit.

## PLANNING AREA STANDARDS

22.98.060 – Areawide Standards:

Applicable standards include undergrounding of utilities, application referral to the City of San Luis Obispo, transit-oriented standards and highway corridor design. As proposed and conditioned, the project meets these standards (see discussion below).

A condition has been added to the project that all utilities shall be installed underground. The application was referred to the City of San Luis Obispo Community Development Department and Public Works Department for review and comment. The City's referral response recommends that long term water supply and waste water be reviewed and evaluated. It also states that if development proposals go beyond what was originally evaluated as part of the original environmental determination for the project, additional mitigation measures, including impact fees could be necessary.

Transit-oriented standards pertain to projects with employment centers of 100 jobs or more. When the subdivision was being finalized, the applicant at that time paid into a regional transportation fund to provide bus service in the area. The Regional Transit Authority just began a bus route to the airport with a 3-year grant fund, and there exists a stop within approximately one mile of the project (at the Marigold Center in the City of San Luis Obispo). Highway corridor design standards were incorporated into the original conditions of approval for the subdivision and the prior Conditional Use Permit including building and landscape corridors, limited fencing, and screening of parking areas.

#### 22.96.060 – San Luis Obispo Urban Area Standards:

Applicable standards include providing an on-site water supply, limitations on use, airport area standards, landscaping standards and an allowance for a reduction in the number of required parking spaces. As proposed and conditioned, the project complies with these standards (see discussion below).

The project is served by the East Airport Fiero Lane Water Company for water and the Fiero Lane Water Company for sewer. With regard to the airport area standards, the subdivision was required to design for dry sewer and water facilities for future connection to City systems if annexed in the future, and is required to have the wastewater system inspected annually.

#### COMBINING DESIGNATIONS

##### Airport Review Area (AR)

Properties located in the AR area are required to have Airport Land Use Commission (ALUC) review to allow for a determination of consistency with the Airport Land Use Plan (ALUP). Tract 2368, a 26-lot commercial service planned unit development subdivision was reviewed by the ALUC on April 4, 2001. The project was found consistent with ALUP. A few of the design elements of the tract resulted from that review. The most significant is the somewhat perpendicular alignment of Kendall Road with the Runway 7-25 and wide dimension of Kendall Road, free from street light poles and center divider trees. The rationale behind the street alignment was to have an open and suitable area for an aircraft to touchdown in the case of an

engine/mechanical failure at either a departure or approach to Runway 7-25. The orientation, alignment and wide dimension of Kendall Road also allows for Airport Compatible Open Space (ACOS) inside this tract, which according to the ALUP, allows for an increase in non-residential density from 40 people per acre to a maximum of 50 people per acre.

Another notable condition set forth by the ALUC was that future projects within Tract 2368 comply with the current ALUP regarding density. The ALUP allows up to 50 people per acre in Safety Area S-1c, along with the approved ACOS, the allowable density is 60 people x 1.75 acres = 105 people maximum on proposed Parcel 1, and 77 people maximum on proposed Parcel 2 (60 x 1.28 acres). Proposed development will need to comply with this standard.

#### AGENCY REVIEW

Public Works – Recommends conditions of approval for access, improvements, drainage and stormwater.

Environmental Health – Preliminary evidence of water letter provided.

CalFire – See attached fire safety plan.

Airport Manager – Require an aviation easement and recommends a Part 77 FAA determination.

County Parks – No comments received.

City of San Luis Obispo – Evaluate long term water supply and wastewater capacity, Airport Area review, review environmental document to ensure new development is within the assumed parameters. Includes recommendations for additional mitigation fees.

APCD – Construction phase and operational phase mitigation, including dust control.

Heal SLO – Supportive of the project with addition of bike parking and protected area for employees to spend break time outdoors.

SLO Regional Rideshare – See attached letter, recommend bicycle parking.

Bicycle Advisory Committee – No comments received.

#### STAFF COMMENTS

To respond to the City of San Luis Obispo comments regarding increased development and the need to evaluate existing mitigation measures to determine if they are still adequate, staff has determined that the current subdivision and proposed development of office and warehouse on Parcel 1 would be considered to be within the parameters evaluated during the environmental review of the original tract and conditional use permit. No additional environmental mitigation measures are considered necessary.

#### LEGAL LOT STATUS

The subject lot (existing parent parcel) was legally created by a recorded map (Tract 2368, Lot 10) at a time when that was a legal method of creating lots.

Staff report prepared by Brian Pedrotti  
and reviewed by Terry Wahler, Senior Planner